

**THE DEPARTMENT of COMMUNITY DEVELOPMENT**  
City Hall, Lynchburg, VA 24504 434.455.3900

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To: Planning Commission  
From: Planning Division  
Date: August 9, 2006  
**RE: PUBLIC STREET DEDICATIONS, STREET EXTENSION AND NAMINGS REQUESTS-- "CORNERSTONE STREET," "CAPSTONE DRIVE," "CAPITAL STREET," "PORTICO STREET," "COLONNADE STREET," "ROTUNDA STREET" AND "CUPOLA STREET" IN THE CORNERSTONE TRADITIONAL NEIGHBORHOOD DEVELOPMENT, OFF GREENVIEW DRIVE**

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**I. APPLICANT**

**Property Owner:** Robert A. and Judy Glass Wooldridge, 1226 Greenview Drive, Lynchburg, VA 24502-2706  
HAB Company, LLC, P. O. Box 324, Forest, VA 24551  
**Representatives:** Mark A. Borel, JBO, LLC, 113 Goldenrod Place, Lynchburg, VA 24502  
Jeff Allen, JBO, LLC, 113 Goldenrod Place, Lynchburg, VA 24502

**II. LOCATION**

The subject property is a tract of land containing approximately 123 acres located at 1207 and 1226 Greenview Drive near the City/Campbell County limits in the southern part of the City. The proposed new streets contain 17.4 acres located on the north side of Greenview Drive.

**III. PURPOSE**

The purpose of the request is to dedicate 17.4 acres for right-of-way for the proposed public streets to be named "Cornerstone Street," "Capstone Drive," "Capital Street," "Portico Street," "Colonnade Street," "Rotunda Street" and "Cupola Street" located on the north side of Greenview Drive.

An extension of Hunterdale Drive will be dedicated for public right-of-way. Hunterdale Drive and Cupola Street rights-of-way will connect to the adjoining Windsor Hills Neighborhood. However, neither street will have vehicular access into the Neighborhood and will be reserved for pedestrian and bicycle connections. These rights-of-way will be reserved for future vehicular access when determined appropriate by the City Council.

An additional ten (10) feet will be dedicated along the north side of Greenview Drive for expanded right-of-way. The new streets and Greenview Drive will serve a Traditional Neighborhood Development which was approved by City Council on June 27, 2006.

**IV. SUMMARY**

- Request agrees with the Subdivision Ordinance requirements for dedicating public rights-of-way in an existing Traditional Neighborhood Development within the R-1, Low Density Single-Family Residential District, and R-C, Conservation District.
- Request agrees with the Zoning Ordinance requirements for rights-of-way dedications.

- Request complies with Resolution #R-06-075 dated June 27, 2006 granting a Conditional Use Permit to construct a Traditional Neighborhood Development subject to certain conditions.
- Request complies with City Code Section 35.105 requirements that "...all streets dedicated or private...may be assigned a name provided that a name assignment has been requested by the property owner on said street, and provided further that the Planning Commission deems the petitioned street of sufficient significance to warrant naming."
- Request complies with City Code Section 35.111 requirement that states the "proposed street name will be reviewed by the Technical Review Committee, Planning Commission and City Council, with the final decision resting with Council."

**The Planning Division recommends approval of the public street dedications, street extension and namings requests.**

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**V. FINDINGS OF FACT**

1. **Background.** Mark A. Borel and Jeff Allen, JBO, LLC are requesting to dedicate 17.4 acres for rights-of-way for the proposed public streets to be named "Cornerstone Street," "Capstone Drive," "Capital Street," "Portico Street," "Colonnade Street," "Rotunda Street" and "Cupola Street" located on the north side of Greenview Drive. Additional right-of-way for the existing street Hunterdale Drive will be provided to the development; however, Hunterdale Drive and Cupola Street will not have vehicular access into the adjoining Windsor Hills Neighborhood. An additional ten (10) feet will be dedicated along the north side of Greenview Drive for expanded right-of-way. The new streets, street extension and Greenview Drive will serve a Traditional Neighborhood Development which was approved by City Council on June 27, 2006.

"Cornerstone Street," with eighty (80) feet of right-of-way from Greenview Drive to Capstone Drive and fifty (50) feet of right-of-way from Capstone Drive to its termination, would extend from Greenview Drive through its intersection with the new extension of Hunterdale Drive in a northerly direction for approximately 3,000 feet to its terminus in a cul-de-sac in the northern part of the property.

"Capstone Drive," with sixty (60) feet of right-of-way, would extend from Greenview Drive in a northerly, easterly and southerly (circular) direction for approximately 3,600 feet to Greenview Drive.

"Capital Street," with sixty (60) feet of right-of-way, would extend from Greenview Drive in a northeasterly direction for approximately 900 feet to Capstone Drive.

"Portico Street," with sixty (60) feet of right-of-way, would extend from Greenview Drive in a northeasterly direction for approximately 1,300 feet to Cornerstone Street.

"Colonnade Street," with sixty (60) feet of right-of-way, would extend from Greenview Drive in a northeasterly direction for approximately 900 feet to Capstone Drive.

"Rotunda Street," with sixty (60) feet of right-of-way, would extend from Capstone Drive in a southeasterly direction for approximately 2,700 feet to its terminus in a cul-de-sac in the southeastern portion of the property.

“Cupola Street,” with fifty (50) feet of right-of-way, would extend from Capstone Drive in a northeasterly direction for approximately 200 feet to its terminus at an existing stub street off Moreview Drive in the eastern portion of the property.

An extension of Hunterdale Drive, with fifty (50) feet of right-of-way, would extend from Cornerstone Street in a northeasterly direction for approximately 400 feet to its terminus at the existing Hunterdale Drive in the eastern portion of the property.

An additional ten (10) feet will be dedicated along Greenview Drive for expanded right-of-way.

2. **Zoning.** The subject property is zoned R-1, Low Density, Single-Family Residential District, and R-C, Conservation District, with a Conditional Use Permit for a Traditional Neighborhood Development.
3. **Waivers.** No waivers from the Subdivision Ordinance will be needed for the street dedications, extension and namings requests.
4. **Proposed Use of Property.** The new streets, an extension of Hunterdale Drive and Greenview Drive will serve the new Traditional Neighborhood Development.
5. **Technical Review Committee.** The Technical Review Committee (TRC) reviewed the Master Plan for the proposed TND Plan on April 18, 2006. TRC Members Gerry Harter and Michael Thomas, the Emergency Communications Administrator and the Lynchburg Post Office Customer Services Manager reviewed the proposed public street dedications, street extension and namings requests on April 12, 2006. The Traffic Engineer, the Fire Marshal, the Emergency Communications Administrator and the Lynchburg Post Office Customer Services Manager found that the proposed street names “Cornerstone Street,” “Capstone Drive,” “Capital Street,” “Portico Street,” “Colonnade Street,” “Rotunda Street” and “Cupola Street” do not conflict with any existing street names.

## VI. PLANNING DIVISION RECOMMENDED MOTION

Based on the proceeding findings of fact, the Planning Commission recommends to City Council approval of the dedications of the public streets to be named “Cornerstone Street,” “Capstone Drive,” “Capital Street,” “Portico Street,” “Colonnade Street,” “Rotunda Street” and “Cupola Street” to be constructed in substantial compliance with the Master Plan by Hurt & Proffitt, Inc., dated April 24, 2006. The dedication of “Cornerstone Street,” “Capstone Drive,” “Capital Street,” “Portico Street,” “Colonnade Street,” “Rotunda Street” and “Cupola Street” and their acceptance as public streets is contingent on Mark A. Borel and Jeff Allen, JBO, LLC, filing a properly executed subdivision plat(s) to be recorded among the land records in the Office of the Clerk of the Circuit Court; the filing of approved street and utility plans and the necessary construction bonds with the City; and the construction of the streets in accordance with City standards. The failure to fully comply with these conditions shall render the City’s acceptance of “Cornerstone Street,” “Capstone Drive,” “Capital Street,” “Portico Street,” “Colonnade Street,” “Rotunda Street” and “Cupola Street” as public streets null and void.

This matter is hereby offered for your consideration.

William T. Martin, AICP  
City Planner

pc: Mr. L. Kimball Payne, III, City Manager  
Mr. Walter C. Erwin, City Attorney  
Mr. R. Douglas Dejarnette, Fire Marshal  
Mr. J. Lee Newland, Director of Engineering  
Lt. Danny R. Marks, Lynchburg Police Department Field Operations Bureau  
Capt. Todd Swisher, Lynchburg Police Department North Division  
Capt. H. W. Duff, Jr. Lynchburg Police Department East Division  
Capt. Al Thomas, Lynchburg Police Department South Division  
Mr. Gerry L. Harter, Traffic Engineer  
Mr. Robert Drane, Building Commissioner  
Mr. Keith Wright, Zoning Official  
Mr. Robert S. Fowler, Zoning Official  
Ms. Annette M. Chenault, Planner II  
Ms. Nicole Gilkeson, Community Development Planner  
Mr. Mark A. Borel, JBO, LLC, Representative  
Mr. Jeff Allen, JBO, LLC, Representative  
Mr. Norm Walton, Perkins-Orrison, Representative

## **VII. ATTACHMENTS**

1. Cornerstone Traditional Neighborhood Development map by Perkins & Orrison, dated July 24, 2006